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Office Hours (before or after class and by appointment)

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**Plan 495—Fall 2013**  
**Housing, Land and Community**

**Overview:**

What are the forces standing in the way of safe and affordable housing for all? How do housing opportunities and land-use patterns *drive* and *reproduce* poverty and inequality? Who really has the power to create neighborhoods and homes that allow communities and families to thrive?

What are the causes of seemingly relentless urban development and suburbanization in Hawai`i and beyond? Can Kaka`ako really provide access to desperately needed housing for working families in Hawai`i? Why are luxury homes being built on farm land and what are the consequences of this kind of urbanization and gentrification?

These are some of the questions we address in this course. Most importantly, I hope to provide you with *tools* to carefully analyze such questions in places and communities that you care about. Especially in Hawai`i, housing and land-use policy are closely intertwined, so we will pay special attention to the intersection of policy and housing.

In particular, together we will critically examine the social and political- economic production of housing, and in turn, the social and political-economic consequences of housing and land “markets” (or in Marxian terms, fictitious markets!). The focus of this course will be housing and land issues in Hawai`i, however, students with interests in other areas, especially Asia and the Pacific are very welcome. My goal is to create a course that is relevant to your interests!

You should anticipate a course that is engaged with current issues and local concerns. We will incorporate *field visits* and *guest speakers* as much as possible.

We will explore several important sets of issues—problems and opportunities in the areas of housing and land-use:

- AFFORDABLE HOUSING
- URBANIZATION AND SUBURBANIZATION—and the role of LAND-USE AND HOUSING POLICY
- HOMELESSNESS
- HOUSING AND POVERTY
- PUBLIC HOUSING
- URBAN REDEVELOPMENT

- CASE STUDY OF KAKA'AKO
- NATIVE HAWAIIAN ACCESS TO HOUSING

We will also practice thinking critically about housing and land. A political-economy approach poses the following questions:

- How do local and national policies and political institutions shape housing markets and land-use?
- How does community input and the efforts of community organizations impact housing opportunities and land development?
- How do local, national and global economic conditions influence the supply, quality, and location of housing and major land-use patterns?
- How do housing markets—for example, access to housing and spatial location of housing—intersect with race and class inequality?

Finally, you will have the opportunity to learn about and practice qualitative interviewing for research and planning purposes. Graduate students will be asked to complete at least one key respondent interview as part of their final research project. This is encouraged but optional for undergraduates.

### **Course Requirements:**

#### ***Class Participation***

This course is an advanced undergraduate and graduate seminar and depends on active participation by all members of the class. (30% of final grade)

#### ***Thought Papers***

Each week, students will submit 1 page “Thought Papers” in response to the assigned readings. Thought papers will be distributed to class members and to the instructor prior to our class meeting and will serve as a stimulus to discussion. (20% of final grade). Your job is to make some kind of *argument*. You should make a claim and support it with evidence. Please draw upon the readings—feel free to agree or disagree!

\*\*\*Thought papers will be posted to Laulima by Wednesday evening, 8pm\*\*\*

#### ***Research Paper and Presentation:***

Students will develop a research project on a policy issue and a region/location of their choice. Papers will offer a diagnosis of the housing or land problem, or opportunity. Students must also demonstrate a level of expertise about the region or locale of their choice (Paper 35% of final grade; Presentation 15% of final grade).

Students will submit a proposal and attend a required conference with the instructor about their topic of choice. Students will also prepare a presentation for the class.

***Graduate students:***

Graduate students will be required to complete 1-2 research interviews with a key respondent as part of your final research paper. You will also have one additional assignment to be determined in conjunction with the instructor (options include additional research interviews, an additional policy paper, or an additional presentation).

**Confirmed Guest Speakers:**

Lee Sichter, Planner (on transit oriented development and housing construction in Kaka'ako)

Jessie Wu, HUD, Director Public Housing

Reginald Kwok, Professor of Urban Planning (on Public Housing in Hong Kong and Singapore)

Marian Gushiken, Director of Real Estate Development, EAH Housing

Dolores Foley, Professor of Urban Planning (on Homelessness)

**Week #1:**

August 29: Introductions and Course overview

**Week #2 :**

Sept. 3 Analytical Tools from Urban Political-Economy

Logan and Molotch. *Urban Fortunes* (Ch.1)

Sept.5 Policy, Suburbanization and Segregation

Kenneth Jackson. *Crabgrass Frontier* "Introduction"; Ch. 11 "Federal Subsidy and The Suburban Dream: How Washington Changed the American HousingMarket"

**Week #3**

Sept.10 Policy, Race and Suburbanization in the U.S.

Looking at Residential Segregation Patterns using MapUSA

Sept.12 Racial Residential Segregation and Concentrated Poverty: Causes and Consequences

Massey and Denton *American Apartheids* Ch. 2

## **Week #4**

Sept.17 Introduction to Kaka'ako:

*\*\*Hawaii Community Development Authority (HCDA) Community Meeting—  
Tuesday, Sept. 17 5:30-7:00p\*\**

Sept. 19: Racial Residential Segregation and Concentrated Poverty: Causes and Consequences (cont'd)

Massey and Denton, *American Apartheid* Ch.6 “The Perpetuation of the Underclass”;  
Ch. 7 “The Failure of Public Policy”

## **Week #5 (September 25)**

Sept. 24: Federal Housing Policy: An overview

George C. Galster (2008) “U.S. Housing Scholarship, Planning, and Policy Since 1968”  
*Journal of the American Planning Association*, 74:1, 5-16

John D. Landis & Kirk McClure (2010) “Rethinking Federal Housing Policy,” *Journal of the American Planning Association*, 76:3, 319-348

Sept. 26: Public Housing

Turner, Popkin and Rawlings. *Public Housing and the Legacy of Segregation*. Ch. 1

Kirk McClure (2008) “Deconcentrating Poverty With Housing Programs,” *Journal of the American Planning Association*, 74:1,90-99

Edward G. Goetz (2012) “The Transformation of Public Housing Policy, 1985-2011,”  
*Journal of the American Planning Association*, 78:4,

## **Week #5 (October 2)**

Oct. 1 Public Housing (Cont'd): Hope VI and New Urbanism

Case studies: Kuhio Park Terrace and Kalihi Valley Homes (renovation—news sources from Star Advertiser)

“Principles for Inner City Neighborhood Design: HOPE VI and New Urbanism”  
Congress for New Urbanism

Oct. 3 Suburbanization and Urbanization of Agricultural land in Hawaii

Cooper and Daws. *Land and Power in Hawai'i*. (selections).

Current Debates about Agricultural land and housing on O'ahu (news selections from Honolulu Star Advertiser):

Case study of Ho'opili and Koa Ridge

Discussion of LUC Process, and review of LUC rulings

*\*\*Oct. 2 Public Hearing on "Workforce Housing" Development in Kaka'ako at 801 South Street\*\* 9:00am*

### **Week #6 (October 9)**

Oct. 8: Affordable Housing in Hawaii

Background on Affordable Housing Policy: HHFDC and policies to promote low income housing; news selections on Villages at Moa'e Ku (VMK); LIHTC

Oct. 10 Affordable Housing in Hawaii

*\*\*Field trip: Visit to Villages at Moa'e Ku (Ewa Beach) and meeting with Marian Gushiken of EAH\*\**

**\*\*Paper Proposal/Prospectus Due\*\***

### **Week #7**

Oct. 15: Public Housing in Comparative Perspective

*Housing and the New Welfare State: Perspectives from East Asia and Europe* By Groves, Murray and Watson (Selections)

Research Process: overview of scholarly and Hawaii-specific databases

Oct. 17: "Public Housing in Hong Kong & Singapore: An Innovative Approach to Low-Cost Housing"

Guest Lecture: Professor Reginald Kwok

*Shep Kip Mei Syndrome: Economic Development and Public Housing in Hong Kong and Singapore* (1991) by Castells, Goh, and Kwok (Selections)

**\*\*Student Meetings with instructor to discuss final paper\*\***

### **Week #8 (October 23)**

Oct. 22 Homelessness in Hawaii

Guest speaker: Professor Dolores Foley

“Homeless in Waikiki” (2006) Department of Urban and Regional Planning Practicum  
Fall 2006, Advised by Dolores Foley and Karl Kim

“Hawaii's Housing Boom Takes a Toll on the Homeless” *Wall Street Journal*

“Reasons for homelessness among Micronesians at a transitional shelter in Hawai'i.”  
Omori JS, Kleinschmidt CK, Lee EK, Lindshield CJ, Kuribayashi T, Lee DF. *Developing  
Human Resources in the Pacific* Vol 14. No 1. 2007

“Hawaii Housing Planning Study” (2011) section on Homelessness p. 52-57

“Hawaii Homelessness” Chad Blair, *Civil Beat*

### **\*\*Revised Paper Prospectus Due\*\***

Oct. 24 Homelessness and Housing Affordability in Hawaii and beyond

PBS video: Housing in America—segment on affordability

“Homelessness” by Trish Kahaulani Watson in *The Value of Hawaii: Knowing the Past,  
Shaping the Future* Edited by Howes, Craig; Osorio, Jonathan Kay Kamakawiwoole

“Out of Reach” National Housing Coalition Report (2013)

[http://nlihc.org/sites/default/files/oor/2013\\_OOR.pdf](http://nlihc.org/sites/default/files/oor/2013_OOR.pdf)

(Introduction, Where the Numbers Come From, Most expensive jurisdictions, p. 1-15 and  
p. 58-59 on Hawaii)

“Hawaii Housing Planning Study” (2011) (skim)

### **Week #9**

Oct. 29: Public Housing in Hawaii (cont'd)

*Guest Speaker* Jessie Wu, Director HUD Office of Public Housing

Oct. 31 Case study of Kaka'ako: Housing Opportunities and Challenges

Field Trip to Kaka'ako: What type of housing is being built, how, and for whom?

*Visit to Halekauwila Place and 801 South Street and walking tour of Kaka'ako*

### **\*\*Annotated Bibliography Due\*\***

## **Week #10**

November 5: Case study of Kaka'ako

November 7:

Guest Speaker: *Lee Sichter* transportation oriented development, housing and planning in Kaka'ako

## **Week #11**

Nov. 12: Community Planning and Public Housing in Hawaii

Community Planning at Mayor Wright Homes (DVD viewing and discussion of Prof. Karen Umemoto's community planning project)

Nov. 14: Native Hawaiian Programs: Challenges and Opportunities

Cooper and Daws *Land and Power in Hawaii* (Selections)

News sources on DHHL affordable housing programs

## **Week #12**

Nov. 19: Housing and Resilience: Case study of housing and Katrina

*Race, Place, and Environmental Justice After Hurricane Katrina: Struggles to Reclaim, Rebuild, and Revitalize New Orleans and the Gulf Coast* Ed. Bullard and Wright (2009) (Selections)

*Coming Home to New Orleans: Neighborhood Rebuilding After Katrina* by Karl F. Seidman (2013) (Selections)

## **\*\*Draft of Research Findings Due \*\***

Nov. 21 Housing and Resilience: Case study of Housing and Katrina (cont'd)

"Axioms of Resilience" by Vale and Campanella in *The Resilient City: How Modern Cities Recover from Disaster* (2006) ed. Vale and Campanella

"Where is Home: Housing for low income people after the 2005 Hurricanes" by Crowley in *There is No Such Thing as a Natural Disaster: Race, Class and Hurricane Katrina* edited by Squires and Hartman.

“Rebuilding a Tortured Past or Creating a Model Future: the Limits and Potentials of Planning” by Marcuse in *There is No Such Thing as a Natural Disaster: Race, Class and Hurricane Katrina* edited by Squires and Hartman.

### **Week #13**

#### **\*\*Outline of Research Paper due\*\***

Nov. 26 Global Capitalism and Housing: Impacts of the 2007-2008 recession

Special Issue *Housing, Theory and Society*. “Housing in Tough Economic Times”

Nov. 28\_ Thanksgiving, NO CLASS

### **Week #14**

Dec 3 **\*\*Draft of Research Paper Due\*\***

Workshopping Student Papers

Dec 5

Meetings about final papers

**\*\*December 4 HCDA decision making, 9:00 am on 801 South Street\*\***

### **Week #15**

Dec 10 Student Presentations

Dec. 12 Student Presentations

**\*\*Final Papers Due Dec. 15 \*\* (note: must be significantly revised from draft)**